

 Early Warning System

IFC-49225
AYALA LAND SLF



Quick Facts

Countries	Philippines
Financial Institutions	International Finance Corporation (IFC)
Status	Approved
Bank Risk Rating	B
Voting Date	2024-07-18
Borrower	Ayala Land, Inc.
Sectors	Construction
Investment Type(s)	Loan
Investment Amount (USD)	\$ 250.00 million



Project Description

According to the Bank's website, IFC is proposing to provide Ayala Land, Inc. (ALI or the Company) with up to US\$250 million equivalent in Philippine Pesos (PHP) in the form of an up to 8-years sustainability-linked loan ("SLL"). The IFC proceeds will be earmarked to refurbish a subset of ALI's commercial property portfolio. The proposed SLL will help ALI to (i) establish the largest EDGE Zero Carbon portfolio globally; and (ii) reduce greenhouse gas emissions.



Early Warning System Project Analysis

The Project is a Category B project under IFC's Policy on Environmental and Social Sustainability. The proposed project is expected to have limited adverse environmental and social risks and impacts that are few and site-specific and can be avoided or mitigated by adhering to recognized performance standards, good international industry practices and guidelines.



Investment Description

- International Finance Corporation (IFC)

The proposed IFC investment is an up to US\$250 million equivalent in Philippine Pesos (PHP) SLL with a tenor of up to 8 years to ALI.



Private Actors Description

Ayala Land, Inc. - ALI is a leading property developer in the Philippines, with more than 11,000 hectares of land bank and a solid track record in developing large-scale, integrated, mixed-use, and sustainable estates. With a footprint spanning 52 estates nationwide, Ayala Land has a diverse real estate portfolio composed of developing residential, office, commercial and industrial properties for sale, as well as properties for lease such as shopping centres, offices, hotels, resorts, warehouses, co-living and co-working spaces. Additionally, Ayala Land is engaged in construction, property management and other property-related investments.

ALI is listed on the Philippines Stock Exchange. ALI's largest shareholder is Ayala Corporation, a diversified business conglomerate in the Philippines with operations in real estate, financial services, telecommunications, industrial technologies, power, infrastructure, healthcare, education, and technology ventures.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	Ayala Land Inc	Client	-



Contact Information

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ACCESS TO INFORMATION

You can submit a request for information disclosure at: <https://disclosures.ifc.org/#/inquiries>

If you believe that your request for information from IFC has been unreasonably denied, or that this Policy has been interpreted incorrectly, you can submit a complaint at the link above to IFC's Access to Information Policy Advisor, who reports directly to IFC's Executive Vice President.

ACCOUNTABILITY MECHANISM OF IFC/MIGA

The Compliance Advisor Ombudsman (CAO) is the independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an IFC or MIGA- financed project. If you submit a complaint to the CAO, they may assist you in resolving a dispute with the company and/or investigate to assess whether the IFC is following its own policies and procedures for preventing harm to people or the environment. If you want to submit a complaint electronically, you can email the CAO at CAO@worldbankgroup.org You can learn more about the CAO and how to file a complaint at <http://www.cao-ombudsman.org>



Bank Documents

- [Environmental & Social Review Summary \(ESRS\)](#)